

*Testimony for Bill 86 RE: Development along the proposed transit lines, etal.*

DEC 19 8 27 AM '06

*Monday, December 18, 2006*

*I have owned a Commercial Real Estate Firm in Honolulu for over 25 years and commercial property and have many friends and clients who also own commercial property. In our opinion we believe that Bill 86 or any such proposal to halt development on the 22 to 30 miles of transit line is a tragic mistake. We all are of the same mind and wanted to emphasize to you a couple of key points.*

*Firstly, Kama'aina folks who own commercial property of all sizes feel strongly that they should have the right to develop their own properties to the highest and best use as long as they follow the guidelines set forward in the City of Honolulu Building and Zoning codes. That is why they spent their hard earned money and took the risk to purchase and/or improve their properties. Most of these folks have owned their properties for decades.*

*Now the City comes along and proposes to change the rules in the middle of the game. Will the city halt development or condemn parcels owned by these Kama'aina folks? Will the City then turn around and sell those parcels to large developers to build super blocks ala "Smart Growth". These questions have property owners worried and upset.*

*Secondly, it also seems fair that these same Kama'aina folks who are currently in the building permit process for the purpose of developing their own properties should be allowed to do so. Doesn't it seem right that a private land owner who has (1) Planned a project for highest and best use, (2) Shown the wherewithal to put together the financing, and (3) Spent serious time and money in the process - should be able to complete their project with not only the cooperation of the City but maybe even a bit of respect for that kind of perseverance.*

*We feel that Our City Government should encourage thoughtful constructive development, and reverse the current cliché of "you will just be fighting City Hall".*

*Jim York*